

# **Abbreviated Preliminary Assessment Checklist**

## **Touch of Class Dry Cleaners Lake Worth, Palm Beach County, Florida**

**COMET Site ID # 49425**



**Prepared By:**

**Florida Department of Environmental Protection  
Division of Waste Management  
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## ABBREVIATED PRELIMINARY ASSESSMENT CHECKLIST

This checklist can be used to help the site investigator determine if an Abbreviated Preliminary Assessment (APA) is warranted. This checklist should document the rationale for the decision on whether further steps in the site investigation process are required under CERCLA. Use additional sheets if necessary.

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**Site Name:** Touch of Class Dry Cleaners  
**Other Names (if any):** Dryclean Wizard, Inc., Savoir Faire Dry Cleaners of LW (Lake Worth)  
**Site Location:** 6434 Lake Worth Road  
(Street)  
Lake Worth, Palm Beach, FL 33463  
(City) (County) (ST) (Zip)

**Latitude:** 26° 36' 59.5800" N **Longitude:** 80° 08' 38.7800" W

**Collection Method:** Address Matching - Other  
**Source Map Scale:** 1:2,798  
**Reference Point:** Plant Entrance - General  
**Reference Datum:** NAD83 [26]

### Describe the release (or potential release) and its probable nature:

Situated within Township 44 South, Range 42 East, Section 27, the site is a former store within the Lake Worth Plaza-West – a 160,335 square-foot, shopping center within a 20.13 acre rectangular parcel (PCN: 00424427000001280) at the southeast corner of the intersection of Lake Worth and Jog Roads. The store's address was 6434 (now part of 6438) Lake Worth Road, in Lake Worth, Palm Beach County, Florida (Figures 1 & 2) [1, 2 & 3].

LW JOG SC LTD. is the current owner of the shopping center [2, 4].

In 1981, the Touch of Class Dry Cleaners reportedly began drycleaning operations at the subject address [4]. On June 19, 1985, Dryclean Wizard, Inc. doing business as (d/b/a) Touch of Class Dry Cleaners, sent a Notification of Hazardous Waste Activity (NHWA) to the Environmental Protection Agency (EPA) for the subject address. On July 24, 1985, Dryclean Wizard, Inc. received an EPA ID Number (FLD981030729) for a RCRA Small Quantity Generator [6, 19]. Dryclean Wizard, Inc. operated the facility as Touch of Class Dry Cleaners until 1987<sup>1</sup> [5, 6, 7, 12, 17, 18, 28 & 31].

On October 13, 1988, Savoir Faire Dry Cleaners of LW submitted an NHWA for the subject address to EPA. On October 24, 1988, EPA changed the name, corresponding with the existing EPA ID Number and subject location, from "Dryclean Wizard, Inc." to "Savoir Faire Dry Cleaners of LW" [8], which apparently continued to operate onsite until at least 1989 [22, 32].

Sampling, sponsored by the shopping center owner, on July 16, 1996, revealed a vinyl chloride (VC) concentration of 4 µg/L – exceeding the 1 µg/L Florida Department of Environmental Protection (FDEP) Chapter 62-777 Florida Administrative Code (F.A.C.) Ground Water Target Cleanup Level (GCTL) and

<sup>1</sup> An FDEP Database (COMET) shows that on December 22, 1986, FDER (FKA: FDEP) conducted a Legacy Site Inspection and issued a Warning Letter to the Savoir Faire Dry Cleaners facility [15, 20]. However, data loaded into COMET on that date, were reportedly dubious [12].

the 2 µg/L EPA Maximum Contaminant Level (MCL) – in a ground water sample, collected from an existing, shallow monitoring well (MW001), located directly east and downgradient of the facility (Figure 3) [9, 10]. Detectable levels of 1,2-dichloroethylene (15 ug/l), below the 1,2-dichloroethylene GCTL and MCL, were also found in the monitor well. On September 19, 1996, the property owner applied for entry of the former Touch of Class Dry Cleaners into the FDEP Drycleaning Solvent Cleanup Program (DSCP) [4]. However, on March 9, 1998, the DSCP application was returned, because the analyses were not performed by a laboratory with an FDEP-approved comprehensive quality assurance plan [11]. On May 3, 1999, the facility was ruled ineligible for the DSCP, for failure to submit a complete application [13, 14]. On December 11, 2009, the FDEP Southeast District referred the site to the FDEP Program and Technical Support Section for CERCLA Site Screening [21]. An FDEP visit to the Savoir Faire Dry Cleaners of LW facility, on March 23, 2011, confirmed that the dry cleaner was gone and its space had been absorbed by the adjacent 28-year-old New York Style Restaurant – Pizza, at 6438 Lake Worth Road [4, 9, 10, 12, 16 & 23]. A second drycleaner, Cost Less Cleaners, is located in the same shopping plaza approximately 800 ft west-southwest of Touch of Class Dry Cleaners. Cost Less Cleaners submitted an application for the DSCP and is in the queue for future cleanup (Facility ID No. 509502036) [33].

Tetrachloroethene (also known as perchloroethylene, PCE or “PERC”) and its principal breakdown products (e.g., VC) are volatile, carcinogenic and moderately to highly toxic to humans, but exhibit low aquatic toxicity and bioaccumulation potential [27].

This site is within the Everglades Geomorphologic Feature of the Southern Geomorphologic Province of Florida, in an area essentially void of karst terrain. Three hydrostratigraphic units – the surficial aquifer system, intermediate aquifer system/confining unit and the Floridan aquifer system – exist in Palm Beach County. The surficial aquifer system – the primary source of fresh water in Palm Beach County – is composed of sand, sandstone, shell, silt, calcareous clay (marl) and limestone of Pliocene to Holocene age. The surficial aquifer system comprises, in ascending order, the upper Tamiami Formation (Fm), Caloosahatchee Fm, Fort Thompson Fm, Anastasia Fm and undifferentiated sediments. The water table occurs less than 5 feet below land surface (bls) and the aquifer is approximately 150 feet thick in the site area. Primarily recharged by rainfall and seepage from Lake Okeechobee and nearby canals, the surficial aquifer exists under unconfined to semi-confined conditions [29].

The surficial aquifer system is underlain by the impermeable/semi-permeable Miocene age marls (calcareous clays) and carbonates (limestone and dolostone) of the Peace River and Arcadia Formations of the Hawthorn Group. These sediments are approximately 650 feet thick, hydraulically isolating the surficial system from the underlying Floridan aquifer system [29].

The Floridan aquifer system consists of Oligocene and Eocene age carbonates, of the Oldsmar Formation, Avon Park Formation, Ocala Limestone and the Suwannee Limestone. In the vicinity of the site, the Floridan aquifer system is brackish, occurring at approximately 850 feet bls [29].

A site-attributable release of VC to the surficial aquifer was confirmed at a concentration above its MCL/GCTL. Surficial aquifer supply wells within 4-miles provide drinking water to a large population (Table 1) [1, 24 & 30], so the Ground Water Migration Pathway merits concern.

Several small isolated lakes, ponds, and streams, located within 1-mile of the site, lack potable intakes and support no significant sensitive environments or fisheries (Figure 1). Also, site-attributable contaminants exhibit low aquatic toxicity, persistence, and bioaccumulation potential [27]. Therefore, the Surface Water Migration Pathway does not represent a major route of potential exposure and will not be further evaluated in this report (or investigation).

No residence or sensitive environment is onsite and land surface is paved or covered with buildings (Figure 2), so the Soil Exposure and Air Migration Pathways warrant no concern.

VC in ground water exceeded its MCL/GCTL, yet the analysis was not performed by a laboratory with an FDEP-approved comprehensive quality assurance plan. The site is unqualified for the DSCP and shallow wells supply potable water to a large population, so sampling is recommended to determine if the site

merits entry into CERCLIS. Although the PSA recommended that a PSA with sampling be conducted, it later was determined by EPA and FDEP that it was more appropriate to go straight to an APA. This APA will avoid duplication of effort with a PSA and PSAWS.

### Part 1 -Superfund Eligibility Evaluation

| <b>If all answers are “no” go on to Part 2, otherwise proceed to Part 3</b>  | <b>YES</b>               | <b>NO</b>                           |
|--|--------------------------|-------------------------------------|
| 1. Is the site currently in CERCLIS or an “alias” of another site?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Is the site being addressed by some other remedial program (Federal, State, or Tribal)?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Are the hazardous substances potentially released at the site regulated under a statutory exclusion (e.g., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the NRC, UMTRCA, or OSHA)?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Are the hazardous substances potentially released at the site excluded by policy considerations (i.e., deferred to RCRA corrective action)?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Is there sufficient documentation to demonstrate that no potential for a release that could cause adverse environmental or human health impacts exists (e.g., comprehensive remedial investigation equivalent data showing no release above ARARs, completed removal action, documentation showing that no hazardous substance releases have occurred, or an EPA approved risk assessment completed)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### Part 2 -Initial Site Evaluation

| <b>If the answer is “no” to any of questions 1, 2, or 3, proceed directly to Part 3.</b> | <b>YES</b>                          | <b>NO</b>                |
|--|-------------------------------------|--------------------------|
| 1. Does the site have a release or a potential to release?                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Does the site have uncontained sources containing CERCLA eligible substances?         | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Does the site have documented on-site, adjacent, or nearby targets?                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| <b>If the answers to questions 1, 2, and 3 above were all “yes” then answer the questions below before proceeding to Part 3.</b>  | <b>YES</b>                          | <b>NO</b>                           |
|---|-------------------------------------|-------------------------------------|
| 4. Does documentation indicate that a target (e.g., drinking water wells, drinking surface water intakes, etc.) has been exposed to a hazardous substance released from the site?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 5. Is there an apparent release at the site with no documentation of exposed targets, but there are targets on site or immediately adjacent to the site?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 6. Is there an apparent release and no documented on-site targets or targets immediately adjacent to the site, but there are nearby targets (e.g., targets within 1 mile)?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 7. Is there no indication of a hazardous substance release, and there are uncontained sources containing CERCLA hazardous substances, but there is a potential to release with targets present on site or in proximity to the site? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Notes:** See above

**Part 3 -EPA Site Assessment Decision**

| <b>Check the box that applies, based on the conclusions of the APA:</b> |                           |                          |   |
|---|---------------------------|--------------------------|---|
| <input type="checkbox"/>  | NFRAP                     | <input type="checkbox"/> | Refer to Removal Program - further site assessment needed |
| <input checked="" type="checkbox"/>                                     | <b>Higher Priority SI</b> | <input type="checkbox"/> | Refer to Removal Program - NFRAP                          |
| <input type="checkbox"/>  | Lower Priority SI         | <input type="checkbox"/> | Site is being addressed as part of another CERCLIS site.  |
| <input type="checkbox"/>  | Defer to RCRA Subtitle C  | <input type="checkbox"/> | Other: _____  |
| <input type="checkbox"/>  | Defer to NRC              | <input type="checkbox"/> |   |

**Notes:** See above



**Table 1**  
Estimated Number of Potable Wells and Population Served  
Touch of Class Dry Cleaners  
Lake Worth, Palm Beach County, Florida  
Surficial Aquifer System (AOC)

| Well Type                                      | 0 – ¼ mile | ¼ - ½ mile | ½ - 1 mile | 1 - 2 miles | 2 - 3 miles | 3 - 4 miles |
|--|------------|------------|------------|-------------|-------------|-------------|
| Palm Beach County Water Utilities <sup>1</sup> |            |            |            | 14/55,510   |             |             |
| Village of Palm Springs <sup>2</sup>           |            |            |            |             | 10/20,292   | 6/12,175    |
| Wellington WTP <sup>3</sup>                    |            |            |            |             |             | 6/16,668    |
| Maralago Cay MHP <sup>4</sup>                  |            |            |            |             |             | 2/1,200     |
| Amoco Oil Station #5213 <sup>5</sup>           |            |            |            |             |             | 1/25        |
| South Florida Trotting-West <sup>6</sup>       |            |            |            |             |             | 1/25        |
| Three Amigos Food & Deli <sup>7</sup>          |            |            |            |             |             | 1/32        |
| Private <sup>8</sup>                           | 0/0        | 0/0        | 0/0        | 7/16        | 7/16        | 5/12        |
| Totals   |            |            |            | 21/ 55,526  | 17/ 20,308  | 22/ 30,137  |

Estimated Total Population served within 4 miles = 105,971 [1, 24, 26 & 30]

**Key:**

NE=Not Evaluated

AOC=Aquifer of Concern

**Footnotes:**

1. The Palm Beach County Water Utilities operates 105 supply wells for a population of 416,303 ∴  $416,303/105 = 3,965$  people per well.
2. The Village of Palm springs operates 16 supply wells for a population of 32,467 ∴  $32,467/16 = 2,029$  people per well.
3. The Wellington WTP operates 18 supply wells for a population of 50,004 ∴  $50,004/18 = 2,778$  people per well.
4. The Maralago Cay MHP operates 2 supply wells for a population of 1,200 ∴  $1,200/2 = 600$  people per well.
5. The AMOCO Oil Station #5213 operates 1 supply well for a population of 25 ∴  $25/1 = 25$  people per well.
6. South Florida Trotting - West operates 1 supply well for a population of 25 ∴  $25/1 = 25$  people per well.
7. The Three Amigos Food & Deli Store operates 1 supply well for a population of 32 ∴  $32 /1 = 32$  people per well [24, 30].
8. Average persons per household in Palm Beach County = 2.34 [26]

**Table 2**  
Population Surrounding Site  
Touch of Class Cleaners  
Lake Worth, Palm Beach County, Florida [25]

| Miles       | Population |
|-------------|------------|
| 0 to 0.25   | 767        |
| 0.25 to 0.5 | 2,797      |
| 0.5 to 1    | 12,608     |
| 1 to 2      | 40,670     |
| 2 to 3      | 63,797     |
| 3 to 4      | 95,370     |

80°9'30"W 80°9'0"W 80°8'30"W 80°8'0"W

N

10th Avenue

PALM BEACH COUNTY WATER UTILITIES

4501393  
(10136)  
(10140)  
(10135)  
(10134)  
(10142)  
(10143)  
(10144)  
(10141)

1 Mile

0.5 Mile

0.25 Mile

Florida Burrowing Owl  
11363  
21048

FLR000049506

FLR000066613

FLR000066621

FLR000053538

Commercial Boulevard

Metaleuca Lane

N

N

N

Touch of Class Dry Cleaners Site Location

25, 0.5, 1 Mile Buffers

0 500 1,000 2,000 Feet

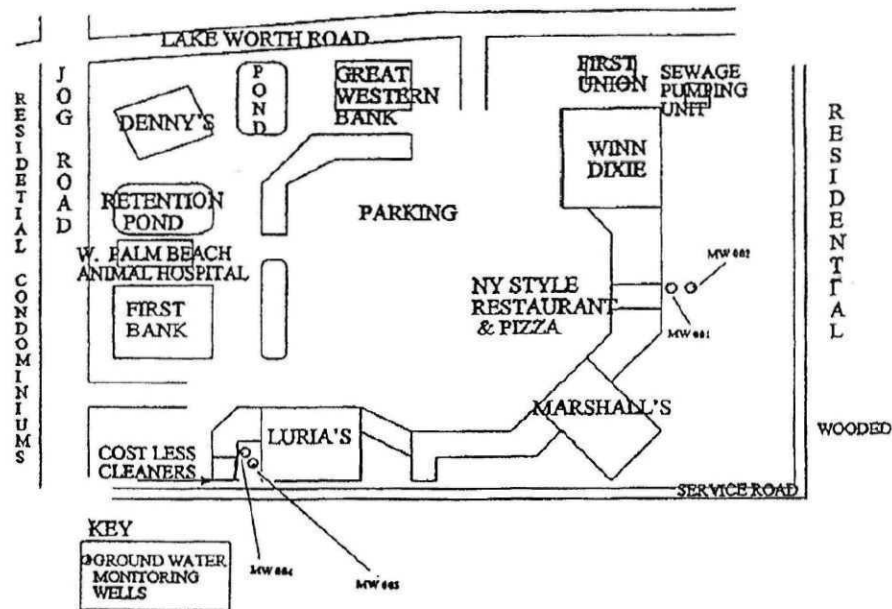
TOUCH OF CLASS DRY CLEANERS  
FLORIDA



Figure 2



Figure 3



|                         |  |
|-------------------------|--|
| SAMPLE LOCATION DIAGRAM | Lake Worth Plaza West<br>6400 Lake Worth Road<br>Lake Worth, Florida |
| Not To Scale            | Property Solutions Job #: 96399                                      |





Touch of Class Cleaners  
Lake Worth, Palm Beach County, Florida  
Abbreviated Preliminary Assessment

1. FDEP, 2011. Touch of Class Dry Cleaners Site Map.
2. Palm Beach County Property Appraiser, 2011. Property Records for 6434 Lake Worth Road, Lake Worth, Fl. [http://www.co.palm-beach.fl.us/papa.aspx/web/detail\\_info.aspx?p\\_entity=00424427000001280&geonav=Y&styp=general&owner=lw%20jog%20sc%20ltd&city=-1&zip=&method=owner&cid=-1&sdiv=&sdivnam=&stno=&pdir=&st=&strnm=&sufx=&ptdir=&cty=&rng=&twp=&set=&blk=&lot=&book=&page=&tangid=&condo=&condoname=&use=&usnam=&sloc=&prd=&pedir=&podir=&famt=&tamt=&fsqft=&tsqft=&srt1=&srt2=&srt3=&stpage=0&adlfilter=](http://www.co.palm-beach.fl.us/papa.aspx/web/detail_info.aspx?p_entity=00424427000001280&geonav=Y&styp=general&owner=lw%20jog%20sc%20ltd&city=-1&zip=&method=owner&cid=-1&sdiv=&sdivnam=&stno=&pdir=&st=&strnm=&sufx=&ptdir=&cty=&rng=&twp=&set=&blk=&lot=&book=&page=&tangid=&condo=&condoname=&use=&usnam=&sloc=&prd=&pedir=&podir=&famt=&tamt=&fsqft=&tsqft=&srt1=&srt2=&srt3=&stpage=0&adlfilter=)
3. FDEP, 2011. Comet Database Printout & Figure.
4. FDEP, 9/19/96. Drycleaning Solvent Cleanup Program Application.
5. R.L. Polk & Co. Publishers, 1983, 1986-87 & 1988. City Directories for Lake Worth, Boynton Beach & Lantana, Florida.
6. FDEP, 7/24/85. Assignment of RCRA Generator ID # (Attached: USEPA, 6/19/85. Notification of Hazardous Waste Activity)
7. FDEP, 1/20/87. Generator Annual Hazardous Waste Report.
8. Redig, M., 10/24/88. Letter to T. Thompson (attached: EPA, 10/13/88. NHWA)
9. H. B. Devery, 7/12/96. FDEP Site Screening Report Form: Touch of Class Dry Cleaners at Lake Worth. (Attachment: RMC Realty Companies, Ltd., 6/27/85. Dry Cleaning Facility and Wholesale Supplier Interim Registration Form).
10. RMC Realty Companies, Inc., 7/12/96. Drycleaning Solvent Cleanup Program Application.
11. Burns, W. E., 3/9/98. Letter to M. Leeds (re: Returned Application).
12. FDEP, 3/29/99. E-mail to B. Burns.
13. Ferrell, J., 4/12/99. DSCP Application Routing.
14. Ruddell, J. M., 5/3/99. Letter to M. Leeds (re: notification of ineligibility for DSCP).
15. FDEP, 5-2-11. Handler Activity/Violation History: Savoir Faire Cleaners of Lake Worth.
16. New York Style Restaurant Pizza, 1011. Webpage/Advertisement  
<http://www.newyorkstylerestaurantpizza.com/location.php>
17. Palm Beach County Clerk & Comptroller, 10/27/86. Palm Beach County Court Default and Final Judgment. <http://www.mypalmbeachclerk.com/officialrecords/search.aspx>
18. Palm Beach County Clerk & Comptroller, 5/26/88. Fifteenth Circuit Court Final Judgment, No. 547.
19. Palm Beach County Clerk & Comptroller, 4/21/87. Florida Department of Revenue Satisfaction and Release of Tax Lien: Dryclean Wizard, Inc. d/b/a Touch of Class.
20. USEPA, 5/16/11. RCRA Status of Savoir Faire Dry Cleaners of Lake Worth.  
[http://oaspub.epa.gov/enviro/fii\\_query\\_dtl\\_disp\\_program\\_facility?p\\_registry\\_id=110002544596](http://oaspub.epa.gov/enviro/fii_query_dtl_disp_program_facility?p_registry_id=110002544596)
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24. FDEP, 5/3/11. Site 4-Mile Buffer Information.
25. US Census Bureau, 2011. Tiger Population Database.
26. US Census Bureau, 2010. QuickFacts for Palm Beach County.
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28. Mekeel, D., 5/11/2011. E-mail to C. Feeny.
29. FDEP, 2011. Geology Boilerplate References.
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31. Florida Department of State Division of Corporate Records, 2011. DryClean Wizard; LW JOG S.C., LTD; New York Style Restaurant & Pizza, Inc.
32. Smith, L., 5/20/11. E-mail to C. Feeny.
33. FDEP, 2011. HWCS "HAZARD" database.